



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 168-82
To adopt Amendment No. 2 to the
Official Plan of the City of
Brampton Planning Area and to
adopt Amendment No. 2A to the
Consolidated Official Plan of the
City of Brampton Planning Area.

The Council of The Corporation of the City of Brampton,
in accordance with the provisions of the Regional Municipality of
Peel Act, and the Planning Act, hereby ENACTS as follows:

1. Amendment No. 2 to the Official Plan of the City of
Brampton Planning Area and Amendment No. 2A to the
Consolidated Official Plan of the City of Brampton
Planning Area, are hereby adopted and made part of this
By-law.
2. The Clerk is hereby authorized and directed to make
application to the Minister of Municipal Affairs and
Housing for approval of Amendment No. 2 to the Official
Plan of the City of Brampton Planning Area and Amendment
No. 2A to the Consolidated Official Plan of the City of
Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open
Council this 16th day of AUGUST, 1982.

KENNETH G. WHILLANS

ACTING MAYOR

RALPH A. EVERETT

CITY CLERK

ORIGINAL

21-OP-0031-2(A)

AMENDMENT NUMBER 2

to the Official Plan of the
City of Brampton Planning Area

A N D

AMENDMENT NUMBER 2A

to the Consolidated Official Plan of the
City of Brampton Planning Area

Amendment No. 2A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment 2 to the Official Plan
for the City of Brampton Planning Area

I hereby approve, in accordance with Section 14(3) of
the Planning Act, the further and final portions of
Amendment 2 to the Official Plan for the City of Brampton
Planning Area and Amendment 2A to the Consolidated Official
Plan for the City of Brampton Planning Area:

1. Section 2(1), page 1, in its entirety.

Date ... Jan 30/84 ... *D. P. McHugh*

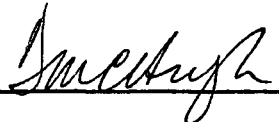
D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing

Amendment No. 2a
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment 2 to the Official Plan
for the City of Brampton Planning Area

This Amendment to the Consolidated Official Plan for the City of Brampton Planning Area and to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with section 17 of the Planning Act as Amendment 2a to the Consolidated Official Plan for the City of Brampton Planning Area and Amendment No. 4 to the Official Plan for the City of Brampton Planning Area, save and except the following, which will be deferred for further consideration pursuant to section 14(3) of the Planning Act:

1. Section 2(1), page 1, in its entirety.

Date Dec. 30/82


D. P. McHugh, Director
Plans Administrative Branch
Central & Southwest



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 168-82
To adopt Amendment No. 2 to the Official Plan of the City of Brampton Planning Area and to adopt Amendment No. 2A to the Consolidated Official Plan of the City of Brampton Planning Area.

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, hereby ENACTS as follows:

1. Amendment No. 2 to the Official Plan of the City of Brampton Planning Area and Amendment No. 2A to the Consolidated Official Plan of the City of Brampton Planning Area, are hereby adopted and made part of this By-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment No. 2 to the Official Plan of the City of Brampton Planning Area and Amendment No. 2A to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council this 16th day of AUGUST, 1982.

Handwritten signature of Kenneth G. Whillans in cursive.

KENNETH G. WHILLANS

ACTING MAYOR

Handwritten signature of Ralph A. Everett in cursive.

RALPH A. EVERETT

CITY CLERK

1. Purpose:

The purpose of this Amendment is to redesignate land located on the east side of Hansen Road north of Vodden Street, from Parks and Open Space to Residential Low Density, and to delete the Junior Public School symbol.

2. Details of the Amendments and Policies Relative Thereto:

2.1 The Official Plan for the City of Brampton is hereby amended:

- (1) by deleting the first paragraph of subsection 7.2.7.9 and substituting therefor the following:

7.2.7.9 Area 9: Madoc

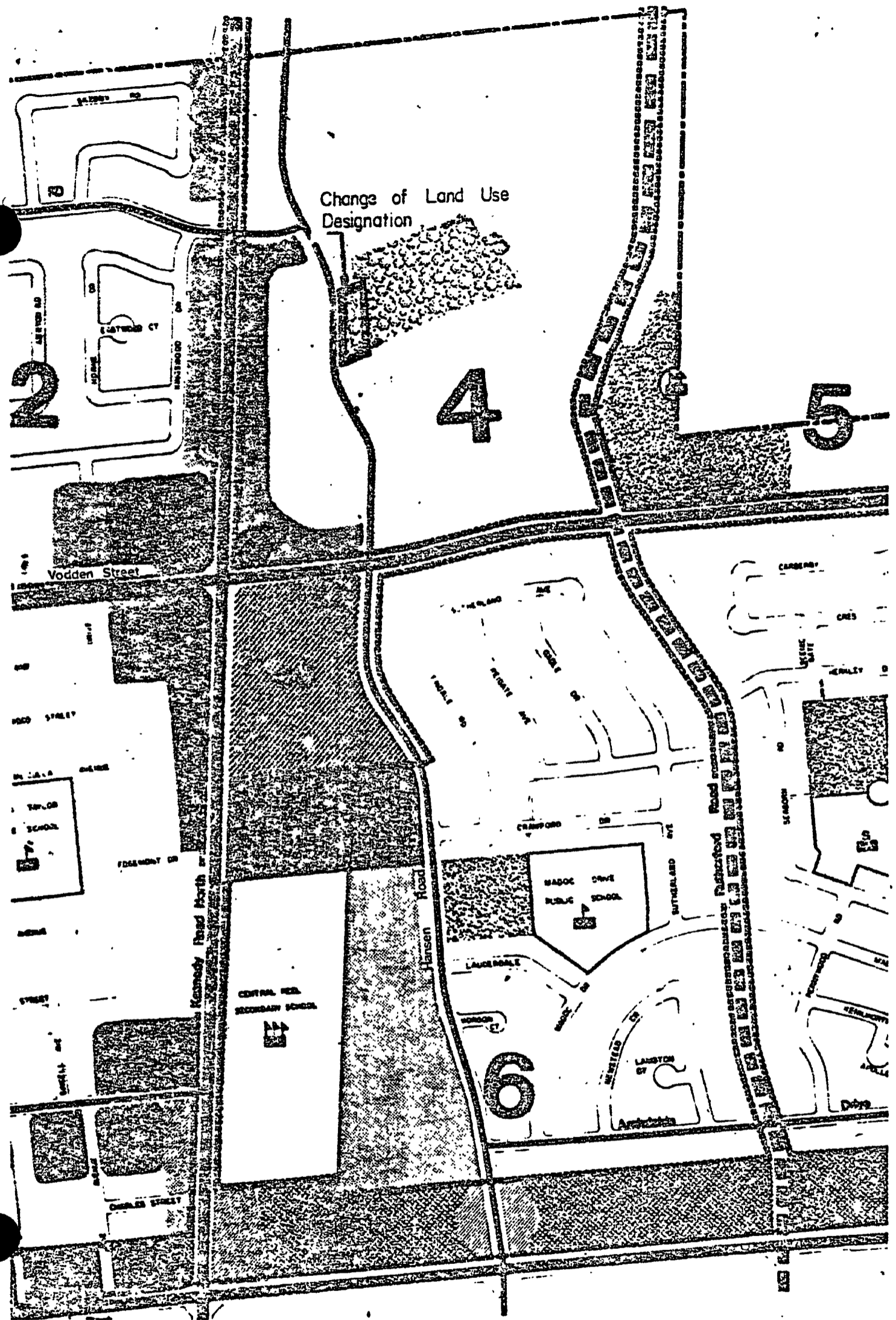
Subsection B2.2 of Chapter B1 of Section B of Part C and Chapter 35 of Section C of Part C and Plate Numbers 2 and 5 of the Consolidated Official Plan of the City of Brampton Planning Area as they apply to Secondary Plan Area Number 9, as amended by Amendment Numbers 42 and 2A, are combined and shall constitute the Madoc Secondary Plan.

2.2 The Consolidated Official Plan of the City of Brampton Planning Area as it relates to the Madoc Secondary Plan is hereby amended by:

- (1) by deleting from Plate Number 5 of the Consolidated Official Plan of the City of Brampton Planning Area, the JUNIOR PUBLIC SCHOOL symbol on the east side of Hansen Road north of Vodden Street, and by changing thereon the land use designations of the lands shown outlined on Schedule A attached to this Amendment from PARK and OPEN SPACE to RESIDENTIAL LOW DENSITY.

- (2) by adding to Part C, Section B, Chapter B1, Section B2.0, Subsection B2.2, Paragraph 5.3 of the Consolidated Official Plan of the City of Brampton Planning Area the following sentence: "A junior public school will not be provided in neighbourhood 4."

~~DEFERRED
UNDER SECTION 14(6) OF
THE PLANNING ACT~~



O.P. Amendment No. 2A
 Schedule A



1-4800

CITY OF BRAMPTON
 Planning and Development

Date: 82 05 11 Drawn by: RB
 File no. C2E8.4A Map no. 44-23D

BACKGROUND MATERIAL TO AMENDMENT NUMBER TWO

Attached are a copy of a report dated 1981 08 20 dealing with an application to amend the Official Plan and Draft Plan of Proposed Subdivision and notes of a Public Meeting held on October 7, 1981.

INTER-OFFICE MEMORANDUM

*Sent to
Sept. 15.*

Office of the Commissioner of Planning and Development

1981 08 20

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Application to Amend the Official Plan and
Draft Plan of Proposed Subdivision
Block M, Registered Plan M-27
VICTORIA WOOD DEVELOPMENT CORPORATION INC.
The Regional Municipality of Peel File No.: 21T-80018B
Our File No.: C2E8.4A

1.0 Background

An application has been filed to amend the Consolidated Official Plan to permit the development of Block M, Registered Plan M-27 as a residential subdivision. As well, the Regional Municipality of Peel has circulated a draft plan of a proposed subdivision for comments and a recommendation.

2.0 Property Characteristics

The subject lands consist of Block M, Registered Plan M-27 and are located on the east side of Hansen Road north of the north leg of Charters Road.

The property has a frontage of 201.444 metres (332.02 feet), a width along the rear property line of 135.703 metres (445.22 feet), a maximum depth of 188.942 metres (619.89 feet) along the south property line and comprises an area of 2.024 hectares (5.000 acres).

The site slopes generally from the east to the west with a slight depression running through the central area in a north to south direction. Storm sewer catch basins, installed as part of the initial subdivision development, are located along the north and south property boundaries.

Abutting the subject site on the north, are semi-detached dwellings, on the east is a developed park that fronts onto Bruce Beer Drive and on the south are single family detached residences. On the west is Hansen Road and to the west of Hansen Road are other semi-detached dwellings. Parallel to and near to the east boundary of the proposed subdivision is a walkway connecting Charters Road and Abell Drive.

3.0 Official Plan and Zoning Status

The subject site is designated as a Junior Public School and Park and Open Space Use Area by the Consolidated Official Plan.

By-law Number 2920, of the former Town of Brampton, zones the site as Residential Single Family (R1), whilst By-law Number 25-79 zones the property as an Institutional One (I1) Zone.

4.0 Proposal

The applicant proposes to subdivide the property into 26 single family detached residential lots with frontages on Hansen Road and one cul-de-sac type of road with a right-of-way width of 17 metres (54.77 feet). A 3 metre walkway facility will provide access to the abutting park.

The lot widths generally will equal or exceed 15.25 metres (50.03 feet) except for Lot 20 which will have a width of about 14 metres (45.93 feet). Except for Lots 25 and 26 fronting onto Hansen Road, the lot depths will be 30.5 metres (100.06 feet). The two shallower lots have a proposed depth of 25 metres (82.02 feet) but have large widths of 20 and 21 metres (65.62 and 68.9 feet) as a compensating feature.

5.0

Comments

The Region of Peel staff have advised that there are no objections to the proposed subdivision with full lot levies to apply.

The Peel Board of Education and The Dufferin-Peel Roman Catholic Separate School Board have advised that they have no objections to the proposal. The initial subdivision approval had imposed a condition requiring the reservation of a public school site which now has been waived by The Peel Board of Education. The Dufferin-Peel Roman Catholic Separate School Board had indicated an interest in the subject site as a future separate school site, but recently had advised that the site is not required.

The Parks and Recreation Commissioner has indicated that the decision not to build a school on the site will adversely affect the provision of recreation facilities. He has requested that a block of land comprising about 0.49 hectares (1.22 acres) should be provided, to be added to a redeveloped park to offset the loss of school playground facilities and to provide for a separation between the walkway and the adjacent rear yards.

6.0

Discussion

The principal matter to be resolved pertains to the request of the Parks and Recreation Commissioner for additional parkland. The request could be satisfied by a revision to the design of the proposed subdivision with a resultant reduction of 5 lots. However, there is no legislative basis upon which Council could recommend to the Region that parkland be conveyed to the City without the payment of compensation to the owner. Through the subdivision approval process, parkland consistent with The Planning Act was conveyed to the former municipality.

Developed parkland exists within the locality. Abutting the proposed subdivision, a 1.317 hectare (3.256 acres) park has been developed with children's playground apparatus, landscaped

grounds, and asphalt paved pedestrian walks. More distant are two parkettes, on the south leg of Charters Road and between Ivybridge Drive and Bruce Beer Drive comprising areas respectively of 0.394 and 0.479 hectares (0.973 and 1.183 acres). On the east side of Rutherford Road and Vodden Street is a Senior Public School/Community scale recreation complex occupying an area of about 10.475 hectares (25.886 acres).

The need to obtain additional land to provide a greater space separation-buffer area-between the rear yards of the proposed lots and the existing walkway is marginal. The walkway presently exists, and prospective purchasers can readily see the facility if they take the time. Further, the rear lot lines abutting the park will be required to be fenced as a development condition in accordance with City Council's policy.

The grading and drainage system of the park and proposed school site was designed on the basis of an integrated system. Accordingly, appropriate drainage easement must be obtained to ensure the integrity of the existing system.

A sidewalk should be installed on the cul-de-sac road to provide a pedestrian link to the proposed walkway that connects to the park land. A slight relocation of the walkway from between Lots 13 and 14 to between Lots 12 and 13 would provide a more direct connection with the constructed system, though a more southerly location between Lots 11 and 12 would offer a better relationship with a sidewalk located on the cul-de-sac right-of-way.

The lotting as proposed by the applicant creates several unusual circumstances. Lot 21 will be bounded by a street on three sides and development of this lot should be subject to site plan approval process to ensure the provision of adequate landscaping and fencing to minimize excessive exposure of the rear yard. To a lesser extent, the rear yard of Lot 22 infringes upon the front yard

amenity of Lot 22 and a similar site plan approval process should be employed. Lots 25 and 26 fronting onto Hansen Road have a depth of 25 metres (82.02 feet) which is less than the normal depth of 30.5 metres (100 feet). The shallow depth is planned to be compensated by a larger width of 20 metres (65.6 feet) or more. The shallow lots can be developed with dwellings sited to use the greater width dimension and still retain the minimum yard regulations. Consequently, the zoning by-law regulations should provide for an exception applicable to Lots 25 and 26.

7.0

Conclusion

it is recommended that Planning Committee:

- A. Consider the necessity of the request of the Commissioner of Parks and Recreation for the purchase of additional parkland;
- B. Hold a Public Meeting with respect to the application to amend the Official Plan to change the land use designation from Junior Public School/Park and Open Space to Residential Low Density and to rezone the subject site from Institutional One (II) Zone to a Residential Single-Family "B" (R1B) Zone, and
- C. Subject to the results of the Public Meeting the draft plan be recommended for draft approval subject to the following conditions:
 - 1. Draft approval apply to the plan identified as Drawing Number 1, prepared by Fred Schaeffer and Associates Inc. with a date of March 21, 1980;
 - 2. The plan be red-lined to relocate the walkway block to between Lots 11 and 12;

3. The applicant agree by agreement to convey the walkway block to the City upon registration of the plan;
4. The applicant agree by agreement to dedicate Court Number 1 as a public highway upon registration of the plan;
5. The applicant agree by agreement to select a street name acceptable to the City of Brampton and the Street Name Committee of the Regional Municipality of Peel;
6. The applicant agree by agreement to grant easements as required for existing services and for the installation of further utilities and services;
7. The applicant agree by agreement to support an amendment to the restricted area by-law zoning the subject site for 26 detached dwelling units including a provision for a minimum lot depth of 25 metres for Lots 25 and 26;
8. The applicant agree by agreement that prior to the issuance of building permits for lots 21 and 22, a site plan showing landscaping, fencing and siting of the dwellings to be erected on the lots be submitted for approval by the Commissioner of Planning and Development;
9. The applicant agree by agreement to the establishment of an Architectural Control Committee to approve external architectural features of the proposed residences, and

- 10. The applicant agree to enter into a subdivision agreement to satisfy the requirements of the City of Brampton and the Regional Municipality of Peel with respect to engineering, landscaping, legal, financial and other matters.

AGREED:



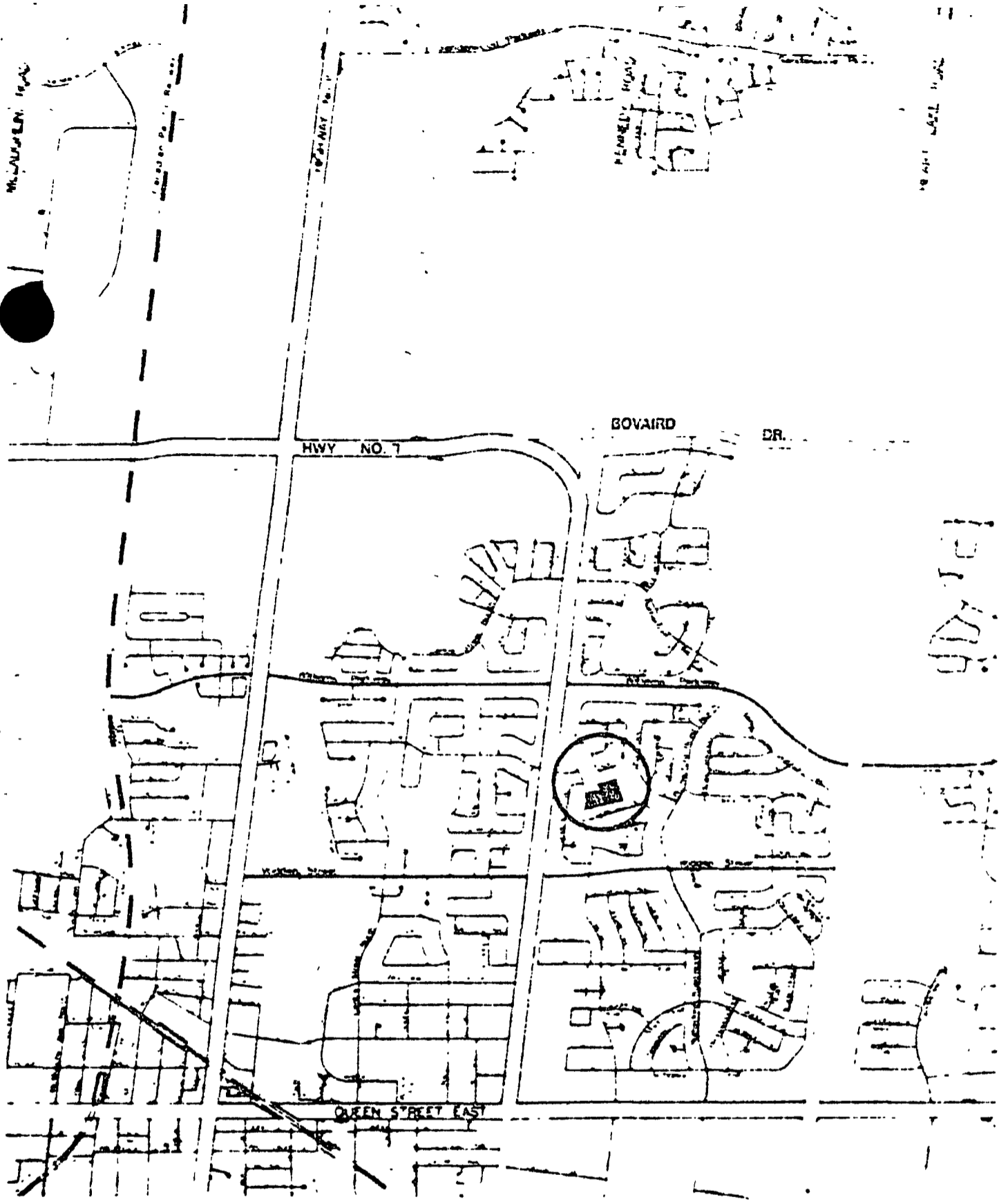
L. W. Laine
Director, Planning and
Development Department



F. R. Dalzell
Commissioner, Planning
and Development

Enclosures (3)

LWL/th



KEY PLAN

VICTORIA WOOD DEVELOPMENTS

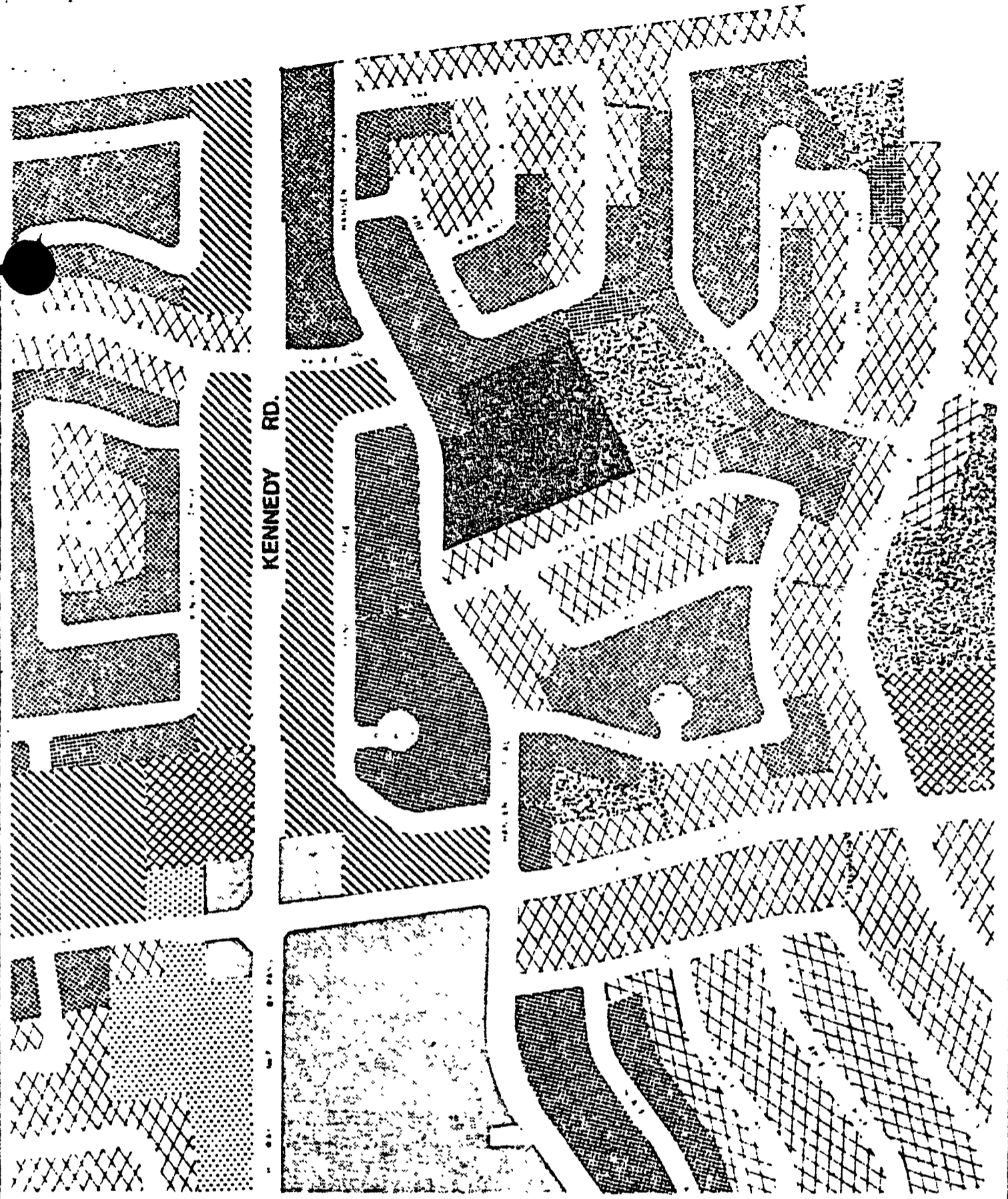


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CITY OF BRAMPTON
 Planning and Development



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File no. C2E8.4A Map no. 44-23A



AREA PLAN

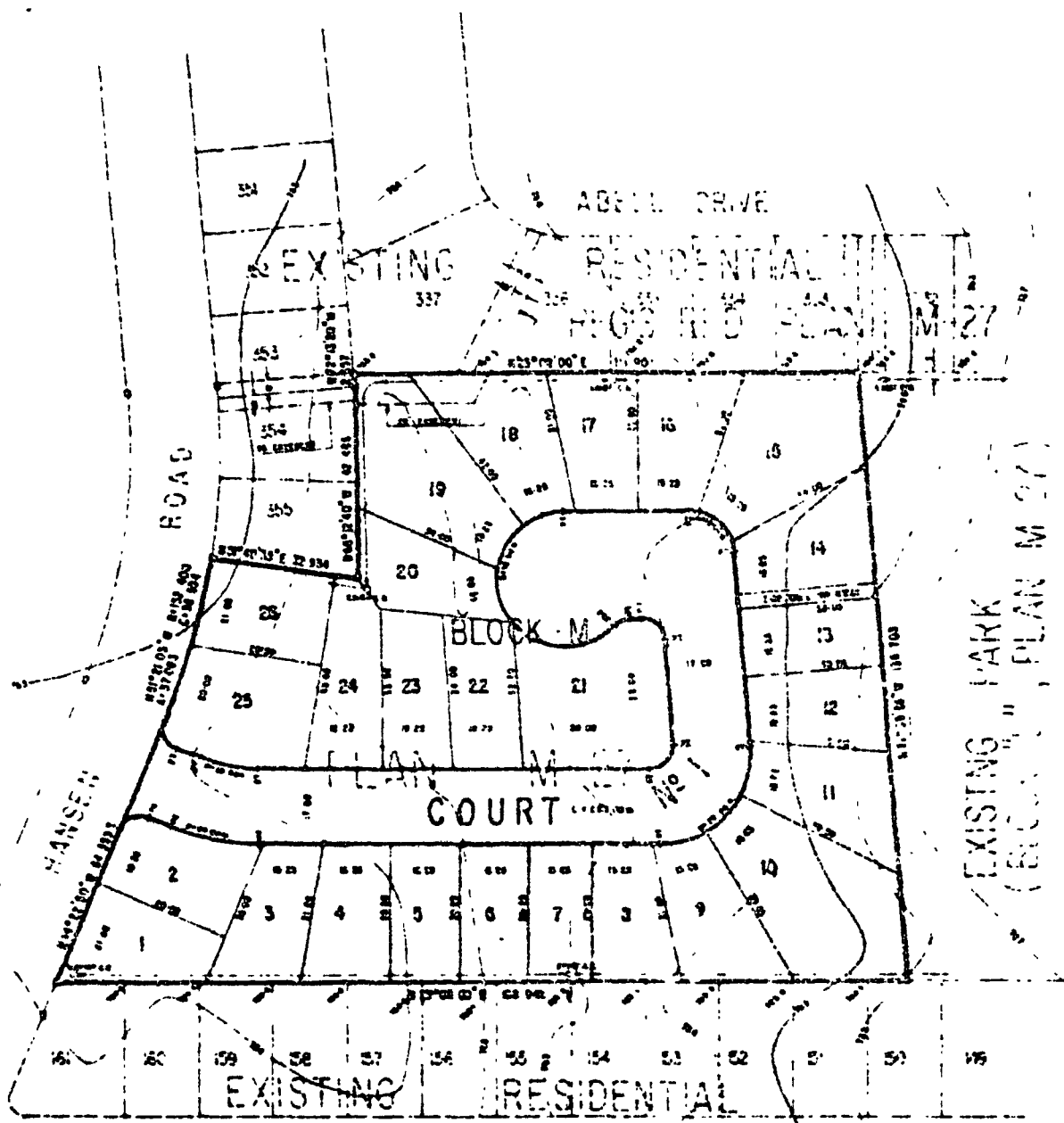
VICTORIA WOOD DEVELOPMENTS
 SUBJECT PROPERTY 
 COMMERCIAL 

SEMI DWELLING 
SINGLE DWELLING 



CITY OF BRAMPTON
 Planning and Development

Date: 01-08-25 Drawn by: LK



SUBDIVISION PLAN

VICTORIA WOOD DEVELOPMENTS



1:1500

CITY OF BRAMPTON
 Planning and Development

Date: 81. 08 25 Drawn by: J. K.
 File no. C2E8.4A Map no. 44-23B

1981 10 14

TO: The Chairman and Members of Planning Committee
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Restricted Area (Zoning) By-law.
VICTORIA WOODS DEVELOPMENT CORPORATION INC.
Part of Lot 8, Concession 2, E.H.S.
Our File: C2E8.4A

Attached are the notes of the Public Meeting held on Wednesday October 7, 1981, with respect to the above noted application.

There was strong support from the public for additional recreational facilities spanning the age spectrum from the pre-school children to teenagers. The attitude was that the present limitations imposed by The Planning Act and financial considerations should not prevent the provision of additional recreational facilities that was perceived as needed by the public to supplement the more organized functions provided by the nearby Century Gardens centre and to be more equal with other communities in the City.

Concern was expressed from a safety and volume basis that an additional 26 dwelling units would seriously increase the volume of traffic on Hansen Road.

The provision of the additional recreational facilities as suggested by the public would require the use of financial resources to acquire a major portion of the land proposed to be subdivided and to construct the recreational facilities.

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It is recommended that Planning Committee recommend to City Council:

- (i) that staff prepare an Official Plan amendment, deleting the school site as a land use designation, for the consideration of City Council, and
- (ii) if City Council determines that additional park land and related facilities are not appropriate at this location, staff be directed to proceed with the processing of the draft plan and the submission of a subdivision agreement and zoning by-law for the consideration of City Council.

AGREED:

LWHL

L.W.H. Laine,
Director, Planning and
Development Services

F.R. Dalzell,
Commissioner of Planning
and Development

LWHL/kab

Encl. (1)

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, October 7th, 1981, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:52 p.m., with respect to an application by Victoria Woods Development Corporation Inc., to amend both the Official Plan and Restricted Area (Zoning) By-law, to permit the subdivision of the property into 26 single family detached residential lots. (Our File: C2E8.4A)

Members Present: Councillor D. Sutter - Chairman
Alderman H. Chadwick - Co-chairman
Mayor Archdekin
Alderman F. Kee
Alderman F. Andrews
Alderman C. Gibson
Councillor K. Whillans

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director of Planning and Development Division
E. Coulson, Secretary

Approximately 25 members of the public and representatives of the applicant were present.

The Chairman enquired if notices to the property owners within 400 feet of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

Mr. Laine outlined the proposal and explained the intent of the application. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mr. P. Cieslewicz, 4 Larkfield Road, voiced the opinion that the

- cont'd. -

subject parcel of land should be made into parkland. He asked what the cost of the parcel of land would be if the City were to acquire it for parkland.

Mr. Dalzell explained the Levy Policy and cost factors if over 5% land dedication was taken by the City. It was noted that Victoria Woods Development Corporation Inc. owned the subject land.

Mr. V. Vella, 62 Abell Drive, enquired if the developer had complied with the land dedication for parkland. He commented that more facilities and equipment should be available in the existing park adjacent to the subject property.

He was informed that the parkland dedication conformed to the 5% required by the Planning Act.

Mr. A. Connacher, 44 Abell Drive, expressed concern about young people crossing the road to get to Century Gardens. She commented that more land should be kept for parkland, and that there was not enough parkland to accommodate the present population of the area. Also, more facilities could be incorporated into the parkland.

Mr. C. Foot, 114 Charters Road, suggested that 15 lots could be used for residential instead of 26 and the rest of the land used for parkland.

Mr. S. Batthish, 258 Hansen Road North, complained about the Bramalea area being provided with Chinguacousy Park. He said that his area was in the same City so why not have the same kind of park for other areas. He objected to the concept of the City not having the funds to purchase the land for parkland, with the number of people living in the area requiring parkland, and the children needing open space for play areas. Also, he complained about the short time for consideration of the proposals between receipt of the public meeting notice and the date of the meeting.

Mr. P. Cieslewicz, 4 Larkfield Road, commented that the land should be used for parkland, for the benefit of children of all ages, especially the teenagers, otherwise they would be hanging around the shopping centres. He noted that once the land is

- cont'd. -

developed for housing, it is gone forever as open space land use , recreational use or parkland.

A resident enquired about the procedure for processing the subject application further.

Mr. Dalzell explained the procedure.

Mr. B. Dickinson, 292 Hansen Road North, commented on the skating rink previously located on the subject property, which was of great value to the area residents. He asked if there would be a replacement for it.

Comment was made that a rink could be located in the existing park.

Mr. S. Batthish, 258 Hansen Road North, asked if the Municipality could apply to the Provincial Government for a grant to finance the purchase of the subject property for parkland use.

Mr. Dalzell said the municipality would not be given a grant for such purposes.

Mr. G. Spiteri, 290 Hansen Road North, also asked about Government assistance for financing City purchasing of the property for parkland.

Mr. Dalzell responded that the municipality could not get grants for this purpose but that a group of residents might apply for a grant.

Mr. Spiteri asked for an explanation of the portion of Mr. Laine's presentation relating to the different requirements for the homes fronting on Hansen Road. Also, he expressed concerns for potential traffic problems at the intersection of the proposed road and Hansen Road.

Mr. Laine explained that the smaller frontages would require a different type of building. He commented on traffic situations throughout the City, and the probable traffic movements relative to the proposal.

Mr. S. Batthish, complained about traffic congestion on Hansen Rd. caused by persons using Hansen Road as a by-pass for Kennedy Road.

It was noted that this traffic situation was probably caused by the construction work being done on Kennedy Road, and that 26 new homes would not create that much extra traffic congestion.

Mr. Burgoyne, 75 Charters Road, voiced agreement with the previous comments made by other residents, and noted objection to any building on the subject site.

Mr. J. Beauchamp, 122 Charters Road, asked if the proposed homes would back on to his property line, and if the City would continue to maintain the drainage provision along his rear property line.

The situation was explained.

Mr. R. Randell, 126 Charters Road, noted his objection to any housing being constructed on the subject site. He voiced the opinion that it should be used for parkland.

Mrs. I. Franke, 275 Hansen Road North, objected to the proposal, stating that the subject site should be used for parkland.

Mr. Cieslewicz, asked for the population of the local area.

Mr. Laine responded that the figure was approximately 2400 persons.

Mr. E. Fligg, 124 Charters Road, commented that the area was underdeveloped for parkland, compared to other areas in Brampton. He said that the City should have foreseen the possibility of the school site not being used and have taken an option to purchase the site for parkland at the same price the School Board is paying.

Mr. Batthish asked about the cost to the School Board for the site.

He was informed that the School Board has an agreement with the developer and the figures are not known to the City.

Mrs. Spiteri, 200 Hansen Road North, asked if her taxes would have gone up if the school had been built, because her residence is located close to the site. She wanted to know if the School Board holds meetings open to the public when decisions are to be made relating to school sites.

The reply to both questions was in the negative.

Mrs. E. Lumb, 116 Charters Road, commented on the length of time the School Board spent deciding whether or not they would build on the site.

Mr. Beauchamp stated that he was against the proposal.

Mr. Cieslewicz asked if the residents could vote for or against the proposal.

Mr. Dalzell explained the procedure of objection.

There were no further questions or comments and the meeting adjourned at 8:50 p.m.